

District Three Implementation Committee Meeting Minutes November 3, 2008

Call to Order:

The meeting was called to order at 5:39pm in Meeting Room A at Fresno City Hall.

The roll was called with the following members present:

Jim Tate Hill II
Crystal Jackson
Marlin Keeling
Margie Reisz

Members Absent:

Elliott Balch
Abraham Lopez
Charles Dowling

Others present: Chad Wakefield, Susan Smart, Gerard, Kiel Schmidt-Falmos, Dave Braun, Fran Doss, Brian Glover, Jeff Calloway, Sophia Pagoulatos, Staff with the Planning and Development Department, and Gregory A. Barfield, Staff to the Committee from the Office of Councilmember Sterling.

Approval of Minutes:

Motion by Reisz and **Second** by Keeling to approve minutes for October 20, 2008.
Passes.

Review of Projects:

C-08-256 Southeast corner of California and Walnut Avenues

Brian Glover presented the project on behalf of the Penstar Group and HAW 56. Questions focused on the lot line adjustment needed to divide the parcels, layout of the buildings, the overall site plan, alignment of Walnut Avenue, and the "new" Walnut where Plumas currently is.

Other questions focused on the other two-story medical/ office building proposed and status of the lease of the Fresno County building. Why the parking lot along California vs. bringing buildings toward the street and planning parking internally. In the Fresno County lease, they request this site plan with parking configuration; any alterations to this will cancel lease with the County. Timeline of delivery of the project is December 31, 2009 for the first building, housing the County, One Stop Center, which includes the County Library.

Motion by Keeling and **Second** by Jackson to approve project.
Passes with Reisz not voting.

REVIEW OF PROJECTS (continued)

**R-08-033 134 acres of property on the Westside of North Cornelia Avenue
between West Belmont and West Clinton Avenues.**

Dave Braun with the City of Fresno Planning Department presented the project. Present, were also applicant representatives of the tract maps #5443, 5444, 5554, who are responsible for the annexation that LAFCO is requiring. The requirement is that the boundaries be squared using this configuration. First large public meeting, held on June 26, 2008 at Polk Elementary School. Smaller group meetings are also being held between all to allow greater dialogue parties.

Most concerns are from the residents in the northern, more urban area. Do residents who stay have a say in this? Yes, they do, all the way to LAFCO.

Motion by Keeling and **Second** by Jackson to approve.

Passes with Reisz voting no.

**A-08-027 and C-08-260 18 acres consisting of 6 City blocks, bounded by Inyo
Avenue, Van Ness Avenue, H Street, and Ventura Avenue**

Sophia Pagoulatos with the City of Fresno Planning Department presented the project overview. Susan Smart of Forest City introduced her team, present tonight, and thanked the committee for allowing them to come in, as they have also participated in a Historic Preservation Commission meeting across the hall. She confirmed that this is a look at the "6" block area also known as the 6 pack. No rezone is being proposed due to downtown planning codes allowing mixed-usage in the CM zone. In the proposed two projects listed, Option A (with no historic resources), Option B, (with historic resources) are shown. Recently City Council listed 6 historic resources in the area, so refer to Option B. Final architectural is not included as this is an evolving project subject to final review at a later date. Questions about architectural style, traffic circulation, pedestrian walkways, park usage, and parking followed.

The Draft E.I.R. will be before the committee shortly where the committee will be asked to formally comment

Motion by Reisz and **Second** by Keeling to accept the presentation as no formal vote on the project is before the committee tonight.

Passes.

The meeting was adjourned at 7:23 pm.